



Metro Vancouver Rent Report

June 2023

*Average rent

1br. furnished

\$2,523 ▲ 2.70%

*Average rent for Metro Vancouver

*Average rent

1br. unfurnished

\$2,330 ▲ 0.56%

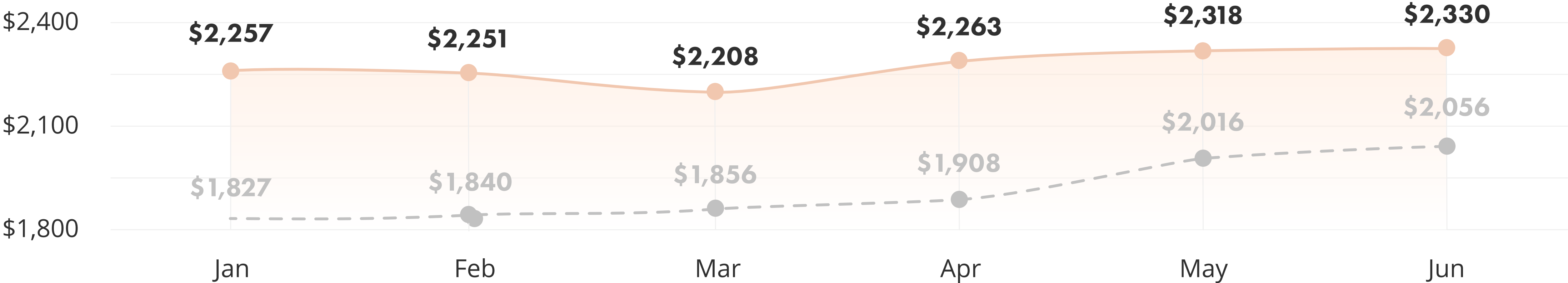
*Average rent for Metro Vancouver

Rental trend

1br. unfurnished

● This year

● Previous year



Most expensive cities in Canada

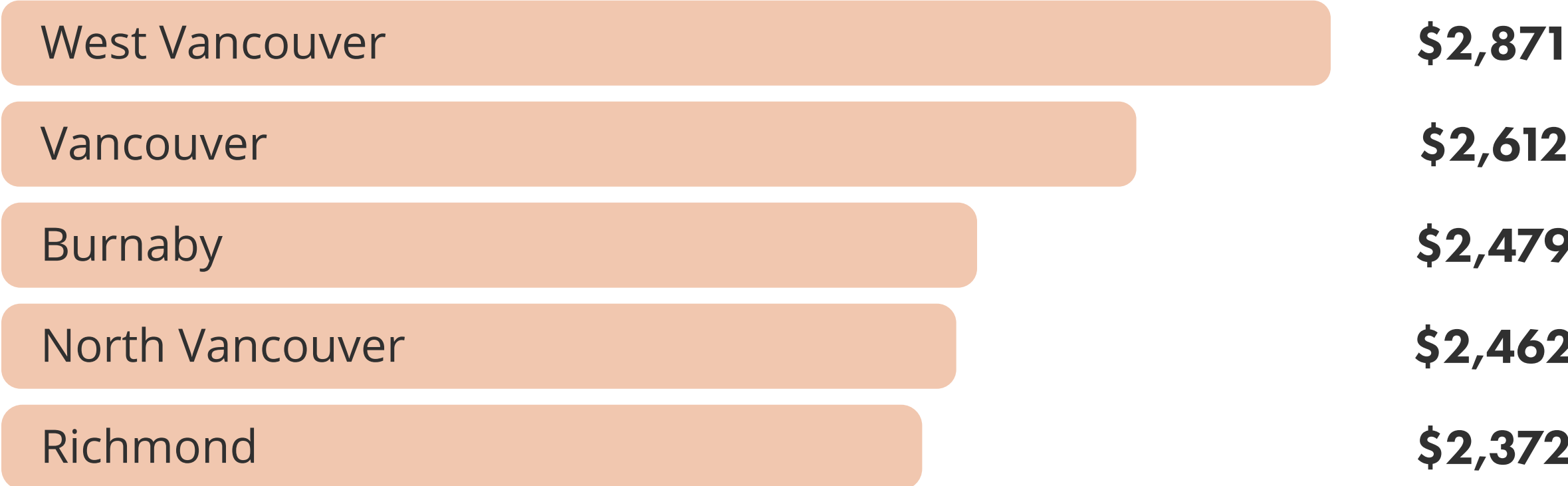
1br. unfurnished

● BC cities

● ON cities

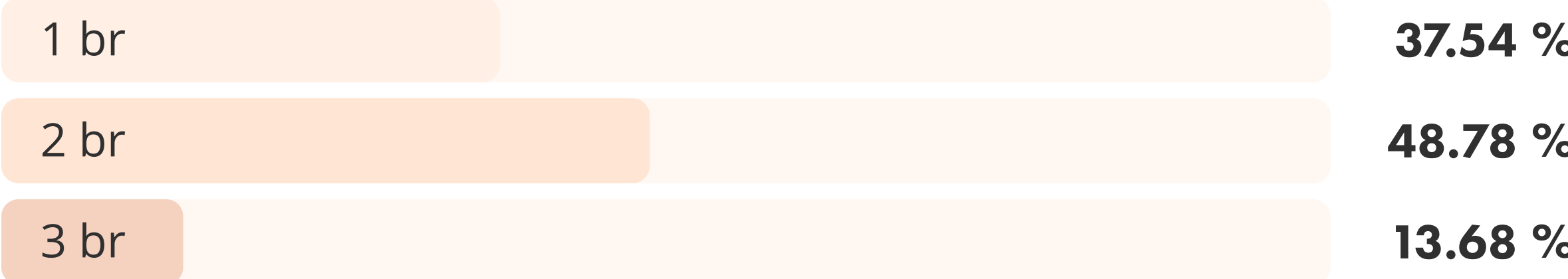
● QC cities

● AB cities



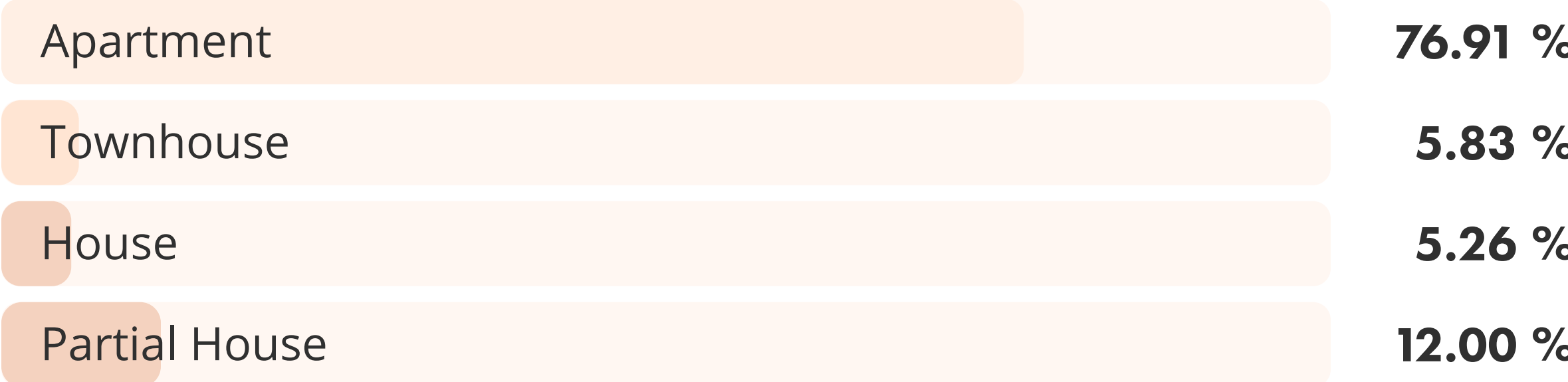
Active listings by number of bedrooms

Furnished & Unfurnished



Active listings by property type

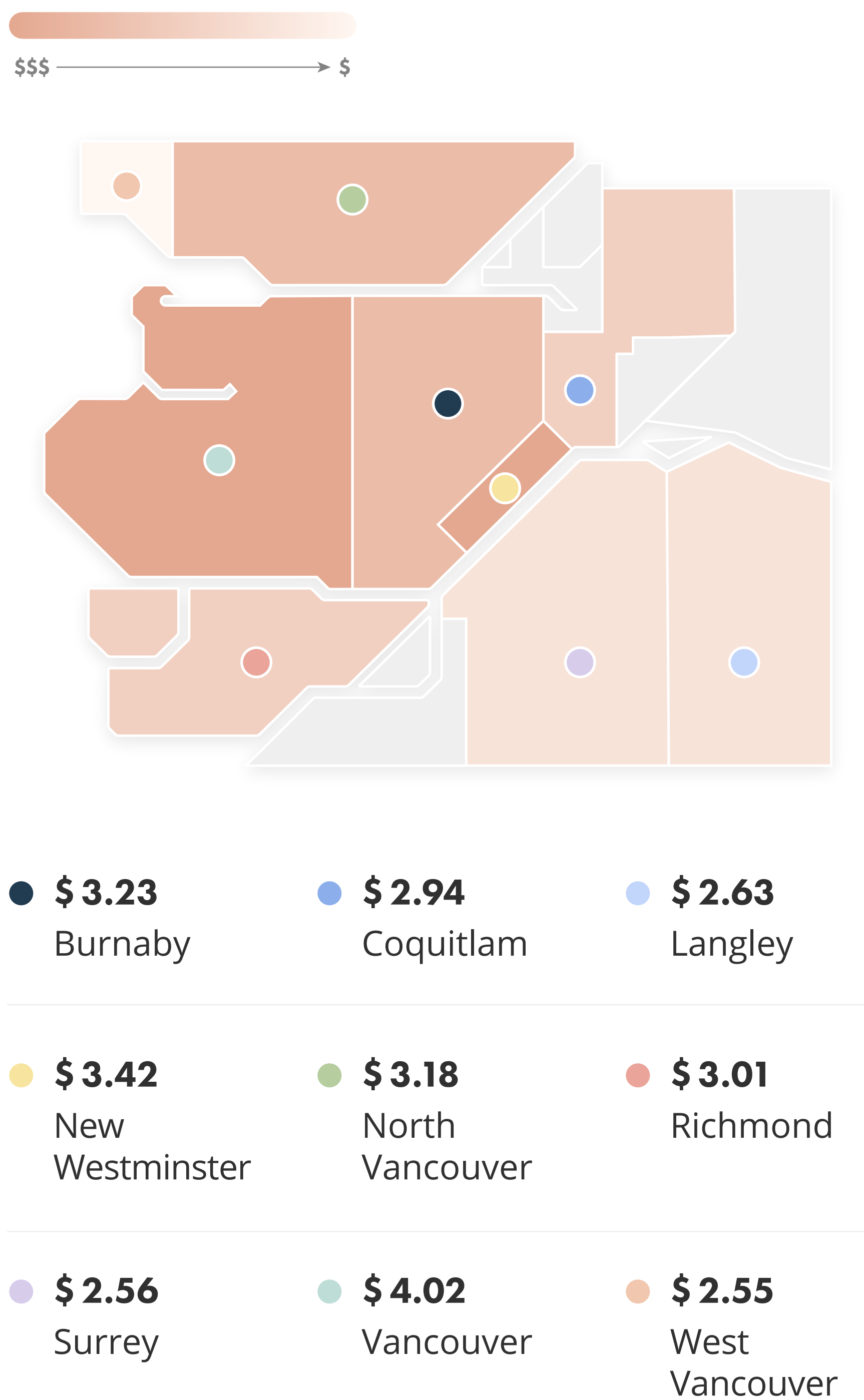
Furnished & Unfurnished



Average rent

per square foot

\$3.06



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Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$2,558 ▲	\$3,389 ▲	\$4,167 ▲	Burnaby	\$2,479 ▲	\$3,138 ▲	\$3,849 ▲
\$2,176 ▼	\$2,793 ▲	No data –	Coquitlam	\$2,190 ▲	\$2,791 ▲	\$3,619 ▲
\$1,983 ▲	\$2,632 ▲	\$3,506 ▼	Langley	\$1,911 ▼	\$2,481 ▲	\$3,289 ▲
\$2,474 ▲	\$2,957 ▲	No data –	New Westminster	\$2,159 ▲	\$2,917 ▲	\$3,780 ▲
\$3,282 ▲	\$3,789 ▲	\$6,006 –	North Vancouver	\$2,462 ▼	\$3,796 ▲	\$4,696 ▲
\$2,434 ▲	\$3,460 ▲	\$4,170 ▲	Richmond	\$2,372 ▲	\$3,231 ▲	\$4,293 ▲
\$2,186 ▲	\$2,531 ▲	\$3,433 ▲	Surrey	\$1,918 ▼	\$2,376 ▼	\$3,276 ▲
\$3,090 ▲	\$4,523 ▲	\$5,741 ▲	Vancouver	\$2,612 ▲	\$3,638 ▲	\$4,745 ▲
No data –	\$4,641 ▲	No data –	West Vancouver	\$2,871 ▼	\$4,446 ▲	\$5,556 ▲

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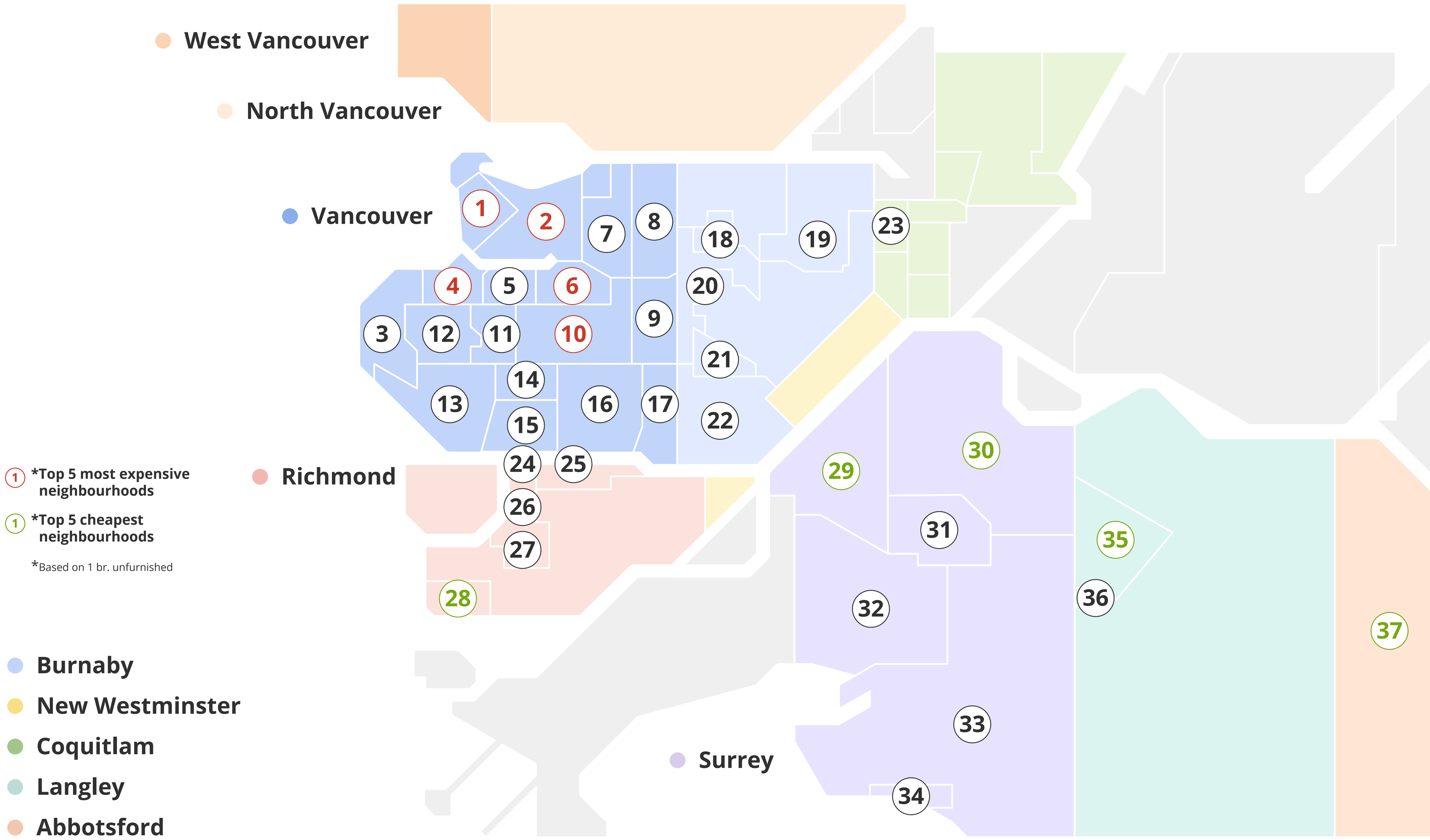
Source: June 2023 Statistics — liv.rent and various online sources

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Comprehensive Breakdown

June 2023

Map of Metro Vancouver



Average rent by municipality/city

Metro Vancouver

Furnished			Municipality/City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
			● City of Vancouver			
\$3,080	\$4,156	No data	① West End	\$2,765	\$4,050	\$5,491
\$3,206	\$4,696	\$5,919	② Downtown	\$2,741	\$4,385	\$5,866
\$2,750	\$4,092	\$6,500	③ West Point Grey/UBC	\$2,450	\$3,896	\$5,468
\$3,024	\$4,907	No data	④ Kitsilano	\$2,608	\$3,557	No data
\$2,894	\$5,438	No data	⑤ Fairview	\$2,400	\$3,715	\$8,817
\$3,172	\$5,110	No data	⑥ Mount Pleasant	\$2,659	\$3,993	No data
No data	No data	No data	⑦ Strathcona-Grandview Woodland	\$2,316	\$2,920	\$3,950
No data	No data	No data	⑧ Hastings-Sunrise	No data	No data	No data
\$2,263	\$3,235	No data	⑨ Renfrew-Collingwood	\$2,237	\$2,552	\$3,331
\$2,999	No data	\$5,729	⑩ South Cambie-Riley Park-Kensington Cedar	\$2,601	\$3,322	\$4,664
No data	No data	No data	⑪ Shaughnessy	No data	No data	\$6,433
No data	No data	No data	⑫ Dunbar-Arbutus	No data	\$3,105	No data
No data	\$4,225	\$5,980	⑬ Kerrisdale	\$2,455	\$3,094	\$5,009
\$2,156	\$3,965	No data	⑭ Oakridge	No data	No data	No data
No data	\$3,342	No data	⑮ Marpole	\$2,246	\$2,884	\$3,906
No data	No data	No data	⑯ Sunset-Victoria Fraserview	No data	\$2,413	\$3,364
No data	No data	No data	⑰ Killarney	No data	\$2,808	\$3,789
\$3,282	\$3,789	\$6,006	● North Vancouver	\$2,462	\$3,796	\$4,696
No data	\$4,641	No data	● West Vancouver	\$2,871	\$4,446	\$5,556
\$2,474	\$2,957	No data	● New Westminster	\$2,159	\$2,917	\$3,780

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Average rent by municipality/city

Metro Vancouver

Furnished			Municipality/City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
			● Burnaby			
No data	No data	No data	⑱ Brentwood	\$2,468	\$3,193	\$4,391
No data	\$3,182	No data	⑲ SFU/Burnaby Heights	\$2,335	\$2,797	No data
No data	No data	No data	⑳ Central Burnaby	\$2,374	\$3,078	No data
\$2,655	\$3,399	No data	㉑ Metrotown	\$2,407	\$3,210	\$4,343
No data	No data	No data	㉒ South Slope	No data	\$2,811	No data
			● Coquitlam			
No data	\$2,998	No data	㉓ Burquitlam	\$2,240	\$2,870	\$3,793
			● Richmond			
No data	No data	No data	㉔ Golden Village	\$2,491	\$3,428	No data
No data	No data	No data	㉕ Bridgeport	\$2,451	\$3,160	No data
No data	No data	No data	㉖ Lansdowne Village	\$2,561	\$3,210	\$4,754
\$2,628	No data	No data	㉗ Brighouse/City Centre	\$2,450	\$3,314	\$4,843
No data	No data	No data	㉘ Steveston	\$1,958	\$3,087	No data
			● Surrey			
\$2,327	No data	No data	㉙ Surrey City Centre	\$1,971	\$2,499	\$3,175
No data	No data	No data	㉚ Guildford	\$1,614	\$2,170	No data
No data	No data	No data	㉛ Fleetwood	No data	\$2,150	\$3,107
No data	No data	No data	㉜ Newton	\$2,083	\$2,460	No data
No data	\$2,424	\$3,450	㉝ South Surrey	\$2,058	\$2,579	\$3,218
			● White Rock			
\$3,505	\$3,932	No data	㉞ White Rock	\$2,097	\$2,768	\$3,393
			● Langley			
No data	No data	No data	㉟ Willoughby	\$1,904	\$2,477	\$3,374
No data	No data	No data	㊱ Willowbrook	No data	No data	No data
			● Abbotsford			
\$2,078	\$2,578	No data		\$1,592	\$2,036	\$2,386

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Don't see your city or neighbourhood here?

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Resources

Landlord Resources

- [How much should I charge for rent?](#)
- [9 essential components of an attractive rental ad](#)
- [How to effectively advertise your rental listing](#)
- [How to screen tenants](#)
- [Understanding lease addendums](#)

Renter Resources

- [Cheapest neighbourhoods for rent near Metro Vancouver](#)
- [Neighbourhood Guides](#)
- [How to protect yourself from rental scams](#)
- [Tips for finding an apartment in Vancouver](#)
- [Tips to save on rent in Vancouver](#)